

# YONKERS CITY OF VISION

PROGRAMS AND SERVICES THAT BENEFIT BUSINESSES IN YONKERS

## Mayor's Economic Forum A Success



Mayor John Spencer

Over 150 business people, developers and bankers attended the Mayor's Economic Forum at Ridge Hill Plaza to hear Deputy Mayor Amicone describe the tremendous progress made in the City of Yonkers over the past three years. Deputy Amicone updated the businesses in attendance on the projects completed, the projects in progress and the future projects planned in the City of Yonkers. "The Spencer administration is proud of its accomplishments and excited with the projects planned," remarked Amicone. "This is an incredible report and we look forward to future development," said Robert Gottschall, Vice President of Yonkers Chamber of Commerce. "If you are considering upgrading, expanding or relocation your business you should consider the City of Yonkers," added Gottschall. ■

### Summary of Projects:

PROJECTS	NUMBER OF NEW JOBS CREATED	AMOUNT OF INVESTMENT
Completed	2,700	\$278 million
In Progress	950	\$402 million
Planned	5,900	\$2.1 billion
Total	9,550	\$2.780 billion

## Yonkers Positioned For Biotechnology Center

The Empire State Development Corporation, the Yonkers Industrial Development Agency and the Ridge Hill Development Corporation have been burning the midnight oil, trying to attract a major biotech company to Ridge Hill and the nValley Technology Center (formerly Purdue Frederick). The company is Biovest Corporation, headquartered in New Jersey with production centers in various states. It has expressed interest in utilizing both sites. "We realize that we are competing with other municipalities for Biovest, but we believe we can offer them the best incentives," explained Mayor Spencer. "If things go our way, Biovest's arrival could add hundreds of good paying jobs to our City." ■

## A Vision Becomes A Reality



Mayor Spencer and officials break ground for Hudson Park Project

When Mayor John Spencer took office in 1996, he promised the citizens of Yonkers that under his Administration the development of both Austin Avenue and the waterfront would become a reality. The development of Austin Avenue is well on its way to success – creating more than 1,000 new jobs as well as bringing an estimated \$4 million in new, annual sales tax revenue to the City of Yonkers. Furthermore, on October 25, 2001 the Mayor "made good" on his second promise when he and other Yonkers officials joined with Arthur Collins, President of Collins Enterprises, Inc., at the groundbreaking ceremony for Hudson Park, the \$56 million development project for the Yonkers waterfront. Plans include the creation of 292 units of market rate apartments and approximately 10,000 square feet of office and retail space. Hudson Park, with its panoramic views of the Hudson River and the majestic Palisades, is located between the Yonkers train station and the Yonkers Pier.

"This \$56 million private investment in our Waterfront District is of major importance to our community," said a jubilant Mayor Spencer. "It brings the total investment in the revitalization of our Waterfront District to an unprecedented \$212 million. This is a great day for Yonkers,

New York, and it is just the beginning of a tremendous renaissance in our great city," he added.

Mr. Collins, who is developing the site, explained that construction would take approximately 18 months to complete. He stated that the apartments would rent for between \$1,700 and \$3,000 a month. He praised the Mayor and his staff for their cooperation in helping bring together all the pieces in this very complicated transaction. "Had Mayor Spencer not kept the pressure on all of us, this groundbreaking would not be taking place today," Mr. Collins said.

Other city officials at the groundbreaking ceremony also expressed their enthusiasm about the beauty of the site and its prospects for success. "Yonkers, New York has the most spectacular views of any community along the Hudson; clearly we have a jewel," said Deputy Mayor Phil Amicone. Jim Pinto, Executive Director of the Downtown Waterfront Development Corporation, further explained how Hudson Park will have a very positive impact on the entire downtown area and will result in future development. further explained how Hudson Park will have a very positive impact on the entire downtown area and will result in future development. ■

## Make Way For New Offices And A Parking Garage



Station Plaza

During the past month, the old has given way to make room for the new as bulldozers and cranes demolished several buildings on Main Street and Buena Vista Avenue in the Downtown District. This is all being done to make way for the construction of a new 50,000-square foot office complex and a 600-car parking garage. Jim Pinto, Executive Director of the Downtown Waterfront Development Corp., said that the City has entered into an agreement with Homes of America to develop Station Plaza and that construction will begin by the year's end. ■



# Technology Studies

The City of Yonkers and the Yonkers Industrial Development Agency (IDA) each have commissioned studies to determine how technology is currently being used by the Yonkers City government as well as by local businesses, respectively. The studies will also evaluate what needs to be done to make Yonkers more competitive in this high tech world. Qwest Communications has been commissioned by the City to conduct its study, and IBM is conducting the evaluation for the IDA.

The City's study will examine how the local government is currently interfacing with individual citizens, consumers and local businesses; suggest changes in the existing system; and propose a blueprint of how to attain these goals over the next three years. According to Linda Infante, Director of the City's Management of Information Systems (MIS) Department, "Our study will evaluate the City's existing web site and examine how the site is currently being used. Using this information, the experts will develop recommendations for how the general public and businesses can communicate better with the City, and access government information more easily without having to leave their homes or places of business."

The IDA's study will determine the extent to which technology is currently used by local businesses; the fiber/wireless capability in Yonkers; the projected demand for technology by businesses; and what must be done to meet that need. IBM has already conducted three full day workshops with Yonkers business people who shared information about their current uses of technology and their future needs.

MaryAnn Preztunik, of IBM Global Services and project manager of the study, said, "I am pleasantly surprised by the extent to which technology is already being used in Yonkers. The Yonkers-based Consumer Union, for example, has more Internet activity on a daily basis than the Wall Street Journal."

While these two studies are being conducted separately, the City Administration will evaluate both results to develop an overall strategy to firmly establish Yonkers as a city of the future. "These are among the most important studies we have conducted in decades," said Mayor Spencer. "Our City's future success is clearly hinging on our technological capabilities, and we are anxiously awaiting the results so that we can begin implementation of the recommendations." ■



# Move Over Hollywood!



These are some of the recent motion pictures filmed in Yonkers

A great deal of excitement has been generated in the City of Yonkers with the news that plans are underway to develop the former British International Cable Corporation (BICC) plant at Point Street into a mecca for movie and television production. A number of buildings are located on the 12 acre site, but the most attractive to the movie industry is a building with a 92 foot high ceiling. "This is the highest ceiling along the Eastern sea board and it is a facility that is used almost continuously by the movie industry," stated Danielle Francini, Director of Films for the City of Yonkers.

British International Cable Corporation closed its operation in the mid-1990's. During the past four years it has been working with the New York State Environmental Protection

Agency (EPA) on plans to remediate the site. An agreement was reached during the summer and cleanup of this magnificent waterfront location is now underway.

BICC is working on developing a master plan for the entire site. In addition to developing the existing buildings into television studios and a film stage, BICC is considering the possibility of developing the remainder of the site into market rate housing, restaurants and neighborhood retail.

"Another major asset of the site is its proximity to New York City. We believe it is a perfect location for the television and movie industry and we look forward to working with them," stated Mayor Spencer. ■

## Yonkers IDA Awarded \$4,000,000 In Federal Funding

The City of Yonkers in an effort to continue a recent trend of unparalleled economic growth, happily accepted a Loan Guarantee Commitment of \$3,000,000 and a \$1,000,000 grant from the United States Department of Housing and Urban Development (HUD) during a Press Conference on Monday, October 15, 2001 at City Hall.

The loan guarantee, presented by HUD Assistant Secretary for Community Planning and Development Roy Bernardi, will be utilized in conjunction with a \$1,000,000 Brownfields Economic Development Initiative grant to finance the IDA's nValley Technology Center in Yonkers.

More specifically, the Section 108 loan help finance the rehabilitation of the former Purdue Frederick building in Nepperhan Valley with an eye toward housing new media, high technology and biotechnology firms. The Brownfields Economic Development Initiative grant will be allocated to assist in the remediation of the site, the rehabilitation for the building and interest payments. Yonkers Industrial Development Agency officials estimate that 250 full-time jobs will be created by this project, fulfilling HUD's national objective of providing employment opportunities for low and moderate income persons.

"These Federal funds will be a huge step forward for the entire nValley project. We have been anticipating this for quite some time," said Mayor Spencer. "I commend the Yonkers Industrial Development Agency and our Office of Economic



HUD's Assistant Secretary Bernardi with Mayor Spencer

Development for procuring these essential dollars which will strengthen our stature as a state-of-the-art, business-friendly City."

"This project will surely be a catalyst for the development of the entire Nepperhan Valley and we are very pleased that HUD has seen the great potential of our long term plans," said Edward Sheeran, Special Assistant to the Mayor and Executive Director of the IDA. "Our overall economic landscape in the City continues to move forward, and we are happy to join, in a collaborative spirit, with our friends across the state and the nation in maintaining that progressive mindset." ■

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# Center For Performing Arts



Symphonic concerts will be one of many venues at the new Center for the Performing Arts

The City of Yonkers Office of Economic Development and the Yonkers Chamber of Commerce are continuing their discussions about redeveloping the former Proctor Theater on Broadway into a 900-seat Center for the Performing Arts. "I am encouraged by the results of our recent study of the site. We look forward to turning the former Proctor Theater into a show-place for the Arts," said Kevin Cacace, President, Yonkers Chamber of Commerce. "This exciting initiative will clearly have a big impact on the quality of life in Yonkers," Mayor Spencer explained. "A Performing Arts Center will bring people to our wonderful downtown." ■

## Yonkers Applies For Two Federal Grants

Mayor Spencer announced recently that the City has applied to the Federal government for two grants. One application was submitted to the Department of Housing and Urban Development (HUD) for a Hope VI grant. If approved, the funds would be utilized to demolish and redevelop the Mulford Gardens Housing complex, as well as to redevelop the Ashburton Avenue corridor. "This will have a big impact on the quality of life for residents of this community," remarked Peter Smith, Executive Director, Yonkers Municipal Housing Authority.

Mayor Spencer also announced that the Office of Economic Development has applied to the Department of Housing and Urban Development

(HUD) for an Empowerment Zone grant. This grant would be utilized to redevelop the Nepperhan Valley District and the Alexander Avenue section of the Waterfront District.

"These two grants would provide the City of Yonkers with the necessary funding and tax incentives to move the redevelopment of these two districts forward over the next few years," said Mayor Spencer. "We believe both applications meet all the requirements of the program and we are optimistic about receiving approval"

HUD is expected to announce the grant recipients within the next two months. ■

## HUD Secretary Welcomes Mayor Spencer To The Nation's Capital



Mayor Spencer goes to Washington to meet with HUD Secretary

The Secretary of Housing and Urban Development, Mel Martinez, welcomed Mayor Spencer to Washington recently. Secretary Martinez and Deputy Secretary Jackson met with the Mayor for ninety minutes. The Mayor, who briefed the officials on current and future projects and programs in the City of Yonkers, said he was encouraged by the knowledge and understanding Secretary Martinez had of issues facing cities across the nation like Yonkers. Secretary Martinez assured the Mayor of his willingness to work closely with him in the months and years ahead. ■

## Lets Play Ball At New Stadium

The possibility of building a Minor League baseball stadium in the City of Yonkers continues to pick up momentum. During the summer, City officials discussed the idea with developers, potential team owners and property owners. Deputy Mayor Phil Amicone is optimistic that something positive will result from these discussions. "We have all the ingredients for building a beautiful facility. I believe we will be able to bring all the pieces together over the next six months," he said.

Mayor Spencer is also hopeful about the prospects for the stadium. "A city of our size needs more recreational facilities, especially for our youngsters. A Minor League baseball stadium



would have a positive impact on the quality of life of our citizens, young and old alike," he said enthusiastically. ■

## Progress Update

### Yonkers Train Station

The Metropolitan Transit Authority is about to begin an estimated \$38 million overhaul of the Yonkers train station and its surroundings. Mayor Spencer points out that this renovation will "further enhance the development of the downtown area." Work is expected to begin this fall.

### Saint Casimir Project Near Completion

During the past year, a former shoe factory located at 11-23 St. Casimir Avenue has been undergoing a complete renovation. The building's owner, Gary Flocco of St. Casimir Development, LLC, has spent \$14 million converting the facility into a senior citizens housing center.

### Ferry Service To Manhattan

Prior to the tragic events on September 11th, Mayor Spencer announced that Yonkers' city officials continued to make progress with the Port Authority of NY/NJ and New York Waterways to establish ferry service from the Yonkers City Pier to 34th Street and the New York Financial Center. The Port Authority committed funds to set up the infrastructure required to create and run the service. New York Waterways has been analyzing the financial feasibility of this new service. Although it is unclear what impact the WTC tragedy will have, Deputy Mayor Phil Amicone indicated that it is still possible that an agreement may be reached before the end of the year, with service commencing in the fall, 2002.

### Greyston Bakery

The Greyston Foundation will soon begin construction on its \$7 million state-of-the-art bakery on Alexander Street in the Downtown District. The new bakery will help Greyston meet the increasing demand for its popular products.

### McLean Avenue West

The former Public School 13, located at the entrance to Park Hill residential community, has been closed for a number of years. In September, 2001, Alma Realty purchased the building from a former developer and ten days later construction began. Alma Realty will develop the facility into 39 units of affordable housing. "We are pleased that Alma Realty has moved so quickly to develop this historical facility. We will be working with local businesses and other developers to upgrade this retail strip in the months ahead," stated Mayor Spencer.

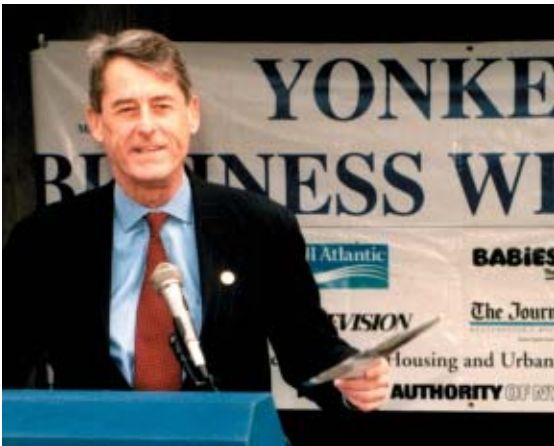
### Yonkers Library And Board Of Education

If you have not visited Yonkers Downtown District recently, you are encouraged to do so. You will be pleasantly surprised with the changes that are taking place on Main Street and Larkin Plaza. The former Otis Elevator facility in Larkin Plaza is being converted into the new home of the Yonkers Public Library and the Yonkers Board of Education. The \$53 million facility is ahead of schedule and will be completed by June 30, 2002.

### Austin Avenue Development A Big Success

All three Austin Avenue stores have reported an excellent volume of sales since they opened for business less than two years ago. Sales tax revenue generated from Home Depot and Costco during the first year of operation was approximately \$16 million. Mayor Spencer is eager to add "Target" to the roster of stores. "Not only will "Target" generate an estimated \$8 million in new sales tax revenue for the City of Yonkers, Westchester County and the State of New York, but it will also create approximately 300 new jobs," says Mayor Spencer.

# Yonkers Business Week 2001 An Overwhelming Success



Mayor Spencer welcomes businesses during Business Week 2001

For the second year in a row, the Yonkers Business Week 2001 was an overwhelming success. The weeklong event ran from Monday, April 23rd through Friday, April 27th. Events were held throughout the City. "It was an incredible week in terms of the number of participants, the amount

of information disseminated at each seminar, the high quality of the speakers, and the enthusiasm of the attendees," said Wanda Nieves, Assistant Director of the Office of Economic Development. "Most notable was this year's new addition, the 'Business Expo,' which was very well-received."

The Awards Dinner at Ridge Hill Plaza was also a big success. It was here that Mayor Spencer proudly announced the Classic Residence by Hyatt scholarships to twenty deserving Yonkers High School seniors. This was the first of fifteen years in which the Classic Residence will award \$100,000 in scholarships to graduating students. In his remarks the Mayor said, "These high school seniors are the leaders of tomorrow. There is nothing more important than a good education to enable these students to meet the challenges of an ever-changing world." ■

## Taking Control of Business

For the past year, businesses on South Broadway and in the Downtown Waterfront District have been evaluating the pros and cons of forming Business Improvement Districts (BID) in their respective areas.

An integral part of the evaluation process was inviting Business Improvement District leaders from Albany, New Rochelle, White Plains, and Manhattan's 34th Street as well as the Grand Central Business Improvement Districts, to visit Yonkers to discuss the pros and cons of establishing BIDs here. "Meetings with leaders from other Business Improvement Districts during the summer provided us with a wealth of information and clearly helped us with our decision," explained Angelo Martinelli, Chairman of the Yonkers Chamber of Commerce.

Rick Lowell, past Chairman of SOYO said that the group of businesses on South Broadway were

anxious to get its BID off the ground. "When the BID is established, we will be able to set priorities regarding how money is spent - from street cleaning, security, building façades, streetscape, parking, holiday lighting and/or marketing our businesses," he explained. "In this way the BID leadership will be able to tackle all of these issues throughout the process."

Mayor Spencer stated that his Administration supported the creation of both Business Improvement Districts. "I applaud the business leaders in both areas for their hard work in examining whether this step will be good for business. I believe the amount of time and energy each group put into this effort was time well spent and will pay substantial dividends in the future," said the Mayor.

Both areas were assisted in the process by the Atlantic Consulting Group, which has helped form over 70 BIDS across the country. ■

## YONKERS 2002 Business Week

Mark Your Calendars Save This Date:  
April 8th-April 12th, 2002.

Don't miss the Yonkers Business Week 2002. Westchester's most complete and exciting weeklong business forum and exposition from April 8th through April 12th 2002. This will be an event you and your business can't afford to miss!

Visit [www.YonkersBusinessWeek.com](http://www.YonkersBusinessWeek.com) for details and updates.

## Empire Zone Program

The City of Yonkers is the only city in the County of Westchester designated as an Empire Zone (EZ). The EZ covers most of the waterfront district, Nepperhan Valley and some of the commercial districts. Businesses in these zones which make capital investments and which create new jobs are eligible to qualify for a broad range of state tax credits and benefits such as: wage tax credits, investment tax credits, employment incentive credits, real property tax credits, tax reduction credits, sales tax exemption and refund credits. Businesses considering relocating to or expanding within Yonkers should contact Lisa Mrijaj or Mary Alice Brady at (914) 377-6797. ■

## Development Of Chicken Island

Mayor Spencer has announced that the Chicken Island section of the city is one of the next areas targeted for redevelopment. Located on Nepperhan Avenue next to the Government Center, this 10-acre parcel is currently being used as a city parking facility. Stephen Whetstone, Commissioner of Planning and Development, stated that the property is the subject of a "Request for Qualification" to solicit private development firms to develop the site. Mr. Whetstone further explained that city officials intend to select a developer within the next 30 days. ■

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